

ADDRESS: 73 Clapton Common Hackney London E5 9AA	
WARD: Cazenove	REPORT AUTHOR: Fabian Culican
APPLICATION NUMBER: 2019/4081	VALID DATE: 27/11/2019
<p>DRAWING NUMBERS:</p> <p>Physical Material Samples / Electronic Samples / Photo of Samples</p> <p>2001.19A</p> <p>2001.15D</p> <p>2001.18A</p> <p>2001.21A</p> <p>2001_20</p> <p>BREEAM Design Stage Assessment Report 73 Clapton Common London E5 9AA 29th August 2019</p> <p>Energy Strategy 73 Clapton Common London E5 9AA 10th September 2019</p> <p>Drawing 2001_1100B Roof GA plan showing layout</p> <p>Drawing 2001_5003 de03 Typical cross section through roof</p> <p>Curtain Walling Systems</p> <p>Manufacturers details of system</p> <p>Manufacturers PV array layout confirming output</p> <p>Details of solar panels and inverter</p> <p>Landscape Management and Maintenance Report L-RPT-19006-LR-PL01</p> <p>Manufacturers Planting Species information (note this mix has been developed by the manufacturer specifically for bio solar roof systems)</p> <p>Maintenance plan information. The livingroof will be maintained in accordance with the manufacturers recommended programme twice a year Spring/ Autumn.</p> <p>2001_12F proposed site plan</p> <p>Sheffield Stand Fixing Methods</p>	

<p>APPLICANT:</p> <p>The ABC Trust 73, Clapton Common Hackney London E5 9AA</p>	<p>AGENT:</p> <p>John Stebbing Architects Ltd Unit 2B Barton Road Trading Estate Barton Road Bury St Edmunds IP32 7BE</p>
<p>PROPOSAL: Submission of details to discharge conditions 3, 4, 7, 9, 11 and 28 associated with planning permission 2016/1963 dated 7/12/2018</p>	
<p>POST SUBMISSION REVISIONS: Revised details received. Consultation for approval of details not required.</p>	
<p>RECOMMENDATION SUMMARY:</p> <p>Approve details</p>	
<p>NOTE TO MEMBERS:</p> <p>This application is referred to members per the request of the Planning Sub-Committee in its resolution on 4 April 2018 that materials come back for approval and the wording of condition 3 which states that <i>'details, including samples, of all materials to be used on the external surfaces of the building, boundary walls and ground surfaces shall be submitted to and approved by the Local Planning Authority and brought back to the Planning Sub-Committee for approval.'</i></p>	

ANALYSIS INFORMATION

ZONING DESIGNINATION:	(Yes)	(No)
CPZ	Yes – T	
Conservation Area	X	No - adj Clapton Common
Statutory Listed Building		No - adj Clapton Terrace
Locally Listed Building		X
Priority Employment Area (PEA)		X

LAND USE DETAILS:	Use Class	Use Description	Floorspace

Existing	D1	Synagogue	587
Proposed	D1	Synagogue	1,614

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	4	0	0
Proposed	2	0	15

1. **SITE CONTEXT**

- 1.1. The site comprises a two storey detached building which is located immediately opposite Clapton Common and was previously used as a public house (Class A4). Following planning permission which was granted in 2009 for the use of the site as a synagogue (Class D1), the premises has been used as a synagogue by the Bobov-45 community who originally come from Bobowa, in present day Poland. Bobov-45 are an offshoot of the Bobov Hasidic community, the '45' referring to 45th Street in Brooklyn, New York, where their main synagogue is situated.

- 1.2. The application site has two principal facades which address both Clapton Common and Braydon Road. The rear of the site is currently used as service entrances for the former public house. The existing building sits on what would have likely been the original building line on Clapton Terrace and is set back behind a front forecourt which is currently used as parking facilities for the existing synagogue.

- 1.3. The application site is set to the immediate south of the Summit Estate which is a residential development which was constructed in the 1950s and is approximately between 4 and 6 storeys in height. To the south of the application site is the designated heritage assets at 1-17 Clapton Terrace - a mix of 3-4 storey Georgian style buildings which are Statutory Grade II Listed. The terrace is set back behind a rectangular green space which is a Scheduled London Square. The properties within Clapton Terrace are highlighted within the Clapton Conservation Area Appraisal as significant buildings within the conservation area.

- 1.4. The site is located on the A107 Clapton Common, which forms part of the Transport for London Road Network (TLRN) for which TfL is the highway

authority. The site has no other Development Plan designations and is not safeguarded for particular land uses.

2. **CONSERVATION IMPLICATIONS**

2.1. The property is located within proximity to the boundary of the Clapton Common Conservation Area. Whilst the application site is neither Locally nor Statutory Listed, it is located adjacent to No's 1 – 17 Clapton Terrace which are Grade II Listed located to the immediate south-west of the application site. The original proposal was not considered harmful to views across the Common and with regard to the views north along Clapton Terrace, the proposed decorative feature wall was (subject to condition) considered to provide an attractive backdrop/bookend to the view as was demonstrated in the submitted CGIs. The current proposal is considered to enhance the character and appearance of the conservation area and meet the required tests of the NPPF.

3. **RELEVANT HISTORY**

3.1. 2009/1104 - Change of use of the former public house (A4) to use as a synagogue/library/community facility with ancillary offices (class D1) together with the erection of ground and first floor extensions; a new second floor mansard roof extension and excavation and extension of basement to provide rear lightwell and associated landscaping and the provision of 3 car parking spaces (1 disabled space), 10 cycle spaces and external alterations to the elevations. Opening hours between 07:00 hours and midnight daily. Granted at Sub-Committee on 07/09/2009.

3.2. 07/12/2018 - planning permission GRANTED for Re-development of existing site (including demolition of existing building) to build a 3 storey (plus basement) synagogue (Class D1) including associated hard and soft landscaping to the front of the building (2016/1963).

Condition 4 of the planning permission (relating to submission of details) would be referred back to the Planning Sub-Committee for Members' approval.

3.3. Application Number:2019/2200

Submission of details pursuant to conditions 24 (Desktop Contamination Study and Risk Assessment) and 31 (Soft and Hard Landscaping Scheme) of planning permission 2016/1963 dated 07/12/2018

Decision:Granted

3.4. Application Number:2019/1598

Submission of details pursuant to conditions 22 (lighting strategy) and 26 (air quality assessment) of planning permission 2016/1963 dated 07/12/2018.

Decision:Granted

4. **CONSULTATIONS**

4.1. Public consultation is not statutorily required for submission of details applications.

Statutory Consultees

4.2. There are no statutory consultees for the matters raised in this submission of details application.

Other Council Departments

4.3. Network and Transportation

Comments were received and the proposed bicycle storage was revised in response, the current Sheffield stand arrangement is acceptable.

Local Groups

4.4. It is not necessary to consult local groups for this type of application.

5. **POLICIES**

5.1. **Local Development Framework (LDF)**

Core Strategy (2010)

- 5.1.1. 6 (Transport and Land Use)
- 5.1.2. 24 (Design)
- 5.1.3. 25 (Historic Environment)
- 5.1.4. 27 (Biodiversity)
- 5.1.5. 29 (Resource Efficiency and Reducing Carbon Dioxide Emissions)
- 5.1.6. 31 (Flood Risk)
- 5.1.7. 33 (Promoting Sustainable Transport)

5.2. **Development Management Local Plan (2015)**

- 5.2.1. DM1 (High Quality Design)
- 5.2.2. DM2 (Development and Amenity)
- 5.2.3. DM28 (Managing The Historic Environment)
- 5.2.4. DM45 (Development and Transport)
- 5.2.5. DM46 (Walking and Cycling)

5.3. **London Plan**

- 5.3.1. 6.3 (Assessing Effects of Development on Transport Capacity)
- 5.3.2. 6.0 (Cycling)
- 5.3.3. 7.4 (Local Character)

- 5.3.4. 7.6 (Architecture)
- 5.3.5. 7.8 (Heritage Assets and Archaeology)

5.4. Local Plan 33

- 5.4.1. LP1 (Design Quality and Local Character)
- 5.4.2. LP3 (Designated Heritage Assets)
- 5.4.3. LP42 (Walking and Cycling)
- 5.4.4. LP43 (Transport and Development)
- 5.4.5. LP46 (Protection and Enhancement of Green Infrastructure)
- 5.4.6. LP47 (Biodiversity and Sites of Importance of Nature Conservation)
- 5.4.7. Conservation)
- 5.4.8. LP55 (Mitigating Climate Change)

5.5. SPD/SPG/Other

- 5.5.1. Hackney Sustainable Transport SPD
- 5.5.2. Clapton Common Conservation Area Appraisal

5.6. National Planning Policies

- 5.6.1. National Planning Policy Framework
- 5.6.2. Planning Practice Guidance

5.7. Emerging Planning Policy

- 5.7.1. The GLA is producing a new London Plan, which was subject to Examination in Public between January 2019 and May 2019. The Inspectors' Panel report was published on 08 October 2019. This contained a series of recommendations on amendments to the Plan, some of which the Mayor chose to accept and some which he chose to reject. The reasons for his rejections accompany the London Plan "Intend to Publish" version was sent to the Secretary of State (SoS) on the 9th December 2019. Subsequently, on the 13th March the SoS raised significant concerns with Intend to Publish London Plan. The Mayor of London responded to the SoS on 24th April to commence discussions regarding the SoS's directions. The adoption of the new Plan is not imminent.
- 5.7.2. The Hackney Local Plan 2033 was submitted to the Planning Inspectorate on 23 January 2019 for Examination in Public. Following the examination hearings in June 2019, consultation on the main modifications was carried out from 25 September 2019 to 6 November. All representations received were sent to the Inspector in November 2019 for consideration in concluding on the soundness of Plan. The Inspector's final report on the new borough-wide Local Plan (LP33) is anticipated shortly, and adoption of LP33 is scheduled for July 2020.
- 5.7.3. The NPPF sets out that decision makers may also give weight to relevant policies in emerging plans according to their stage in preparation, the extent of unresolved objections and degree of consistency with the NPPF. Both emerging plans are material planning considerations and carry weight in decision making at this stage.

- 5.7.4. Where relevant, having regard to the above, emerging policy within these plans is discussed in the body of this report.

6. **COMMENT**

6.1. **Background**

- 6.1.1. This proposal is for the submission of details to discharge conditions 3, 4, 7, 9, 11 and 28 associated with planning permission 2016/1963 dated 7/12/2018.

- 6.1.2. Condition 3 states:

The development hereby permitted shall not commence until details, including samples, of all materials to be used on the external surfaces of the building, boundary walls and ground surfaces shall be submitted to and approved by the Local Planning Authority and brought back to the Planning Sub-Committee for approval.

The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

- 6.1.3. The applicant has submitted drawings which indicate these details, and a summary is set out below.

- 6.1.4. Officers have viewed physical samples of the proposed materials and consider them to be high quality and in line with the 2016 consent.

- 6.1.5. The materials palette comprises:

WALLS: Natural Limestone Cladding, Precast Stone Surrounds, Grey Aluminium Windows, Grey Aluminium Spandrel Panels.

SCREEN: Natural Limestone Plinth with Powder Coated Metal Perforated Screen in Dark and Light Grey with Gold Kingspan Interior Facade.

DOORS: Hardwood

EXTERNAL HARD LANDSCAPING AND BOUNDARY: Marshalls 'Galatea Granite' integrated system of steps and planters.

- 6.1.6. Condition 4 states:

Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved

by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved. - Typical window and door details at 1:20 - Typical façade sections at 1:20 - Text detail (and English translation) on east elevation at 1:20 - Detail of frontage area and boundary treatment at 1:20

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

- 6.1.7. The applicant has submitted drawings which indicate these details, and a summary is set out below.
- 6.1.8. The submitted detailed drawings for windows and doors, typical facade sections and frontage area/boundary treatment are all considered acceptable.

The proposed Hebrew text detail on the east elevation is considered acceptable. The English translation reads:

“Every man has a duty to see his own self as a way out of Egypt. All Israel have a portion for the world to come, and we shall say unto all the righteous, To all eternity, We shall inherit a land of good deeds. May I be vain? For you are very close to him, and you have a great heart to do. That we shall say, and stand before you, that are right to the world, that they may possess a land of good deeds, that they may do the work of all the hands of all Israel, that they have a portion for the world to come. Do you have a portion for the world to come, and we shall say unto all the righteous, Let all the earth be made for a fruitful land?”

- 6.1.9. Condition 7 states:

A 1:1 Mock Up panel on site showing a full section of the decorative screen, bracing, inner wall and junction with front, limestone wall shall be built and viewed on site prior to commencement of the development.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

- 6.1.10. The applicant has submitted drawings which indicate these details, and a summary is set out below.
- 6.1.11. Officers have viewed the 1:1 Mock Up of the decorative screen on site and are satisfied with the overall quality and method of construction. The Mock Up comprises a natural limestone plinth with a decorative screen of overlapping light and dark grey circles. This screen is held in position by diagonal metal bracing with a further decorative inner wall of Gold coloured, diamond patterned

Kingspan metal cladding. The Mock-Up incorporates a rigid yet discreet anti-climb mesh on the lower portion of the screen.

Detailed drawings have been provided, which show high quality junctions and finishes between the proposed decorative screen, the stone plinth and front stone wall.

The decorative, perforated screen will be attached to the diagonal bracing with counter-sunk hex bolts painted the same colour as the metal screen.

Overall, the Mock-Up is considered to be high quality and in line with the 2016 consent.

6.1.12. Condition 9 states:

Prior to commencement of the development the applicant is to submit the following in writing to the satisfaction of the Local Planning Authority:

1) A full design stage BREEAM New Construction assessment confirming that the proposed development will achieve a BREEAM Very Good rating, with a minimum score of 65 points.

2) A full energy strategy, following the London Plan Energy Strategy guidelines, setting out how the development will achieve a 35% reduction in baseline carbon emissions against Part L 2013.

3) A scale roof plan setting out the location of any major plant, the living roof installation, window cleaning gantries and any proposed renewable energy technologies.

REASON: To ensure that the proposed sustainability measures are implemented to a satisfactory standard as proposed.

6.1.13. The applicant has submitted drawings which indicate these details, and a summary is set out below.

6.1.14. A full design stage BREEAM New Construction assessment has been submitted which confirms that the proposed development will achieve a BREEAM Very Good rating, with a score of 65.03 points.

6.1.15. A full energy strategy, following the London Plan Energy Strategy guidelines has been submitted which sets out how the development will achieve a 36% reduction in baseline carbon emissions against Part L 2013.

6.1.16. A satisfactory roof plan setting out the location of any major plant, the living roof installation and any proposed renewable energy technologies has been

submitted. The requirement for any gantry for cleaning windows has been eliminated in design development. Windows are to be cleaned using a strategy of reversible systems or from ground level.

6.1.17. Condition 11 states:

Notwithstanding the drawings hereby approved, prior to commencement of work on the relevant part of the development, full details of a biodiverse living roof at main roof level to the building hereby permitted, to include cross-sectional drawings of a scale of 1:20 showing a minimum substrate base of 800mm, a detailed maintenance plan and planting schedule, shall be submitted to and approved by the Local Planning Authority, in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied, and maintained as such thereafter.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage, and to enhance the performance and efficiency of the proposed building

6.1.18. The applicant has submitted drawings which indicate these details, and a summary is set out below.

6.1.19. Full details of the biodiverse living roof at main roof level to the building hereby permitted, which include cross sectional drawings of a scale of 1:20 showing a minimum substrate base of 80mm, a detailed maintenance plan and planting schedule, has been submitted.

6.1.20. It is noted that the condition required a depth of 800mm, this is considered to be an administrative error or typo. The intent of the condition is to require sufficient depth for planting; it is considered that 80mm achieved this and is satisfactory.

6.1.21. Condition 28 states:

Prior to the commencement of the development full details of 15 cycle parking facilities shall be submitted to, and approved by, the Local Planning Authority in writing. The cycle parking hereby approved shall then be implemented prior to the occupation of the premises and then retained in perpetuity.

REASON: In order to ensure an acceptable design outcome that preserves the character and appearance of the residential area while protecting the roots of neighbouring trees.

6.1.22. The applicant has submitted drawings which indicate these details, and a summary is set out below.

6.1.23. Officers have reviewed the material provided for the proposed bicycle parking (sheffield stands) this information was referred to Traffic and Transportation and is considered acceptable and it is recommended that the condition be discharged.

6.2. Considerations

- 6.2.1. The submitted details indicate that the proposed materials and details are of a high quality and are in keeping with the 2016 permission.
- 6.2.2. The submitted details in relation to the energy usage and efficiency of the building are acceptable and are in keeping with the 2016 permission.
- 6.2.3. The layout and detail of the proposed cycle facilities is functional and provides secure parking for 15 bicycles.
- 6.2.4. The details of the biodiverse living roof at main roof level to the building and the detailed maintenance plan and planting schedule are considered acceptable.
- 6.2.5. The submitted details are considered sufficient and adequate to discharge conditions 3, 4, 7, 9, 11 and 28 associated with planning permission 2016/1963 dated 7/12/2018

7. CONCLUSION

7.1. The submitted details are considered sufficient and adequate to discharge conditions 3, 4, 7, 9, 11 and 28 associated with planning permission 2016/1963 dated 7/12/2018

8. RECOMMENDATIONS

8.1. Recommendation A

8.2. That details pursuant to conditions 3, 4, 7, 9, 11 and 28 associated with planning permission 2016/1963 dated 7/12/2018 be APPROVED.

Signed..... Date.....

Aled Richards – Director, Public Realm

	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
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1	London Plan, Hackney Core Strategy 2010, Hackney Development Management Local Plan (DMLP) 2015, National Planning Policy Framework	Fabian Culican Planning Officer – Development Management Team 020 8356 8398	2 Hillman Street, London E8 1FB
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